

# MONTGOMERY COUNTY SMART GROWTH INITIATIVE

January 2009



Cover: County Service Park

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## WHAT IS THE SMART GROWTH INITIATIVE?

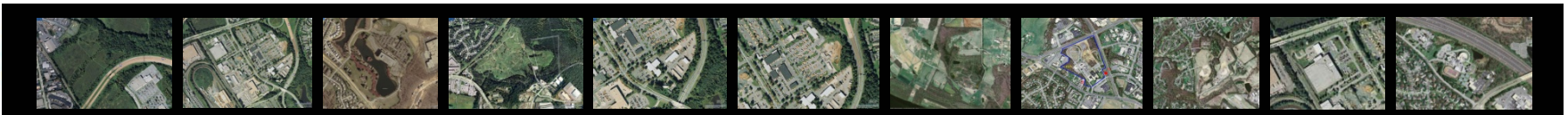
***We must meet the needs of the present without compromising the ability of future generations to meet their own needs.***

Decisions and policies today will affect the County of tomorrow. As the County looks to its future – we have important considerations:

- ❖ **Quality high paying jobs**
- ❖ **Sufficient and affordable housing -- near mass transit**
- ❖ **Redevelopment and clean-up of old industrial sites**
- ❖ **Needed and overdue investments in County government facilities**
- ❖ **Preservation of our agriculture reserve**

How and where do we invest our valuable resources to:

- 1) advance key economic priorities,
- 2) implement new transit oriented development communities; and
- 3) meet our needs



# REVENUE NEUTRAL

Leveraging assets and budgets to accomplish the *Smart Growth Initiative* in a way that is overall revenue neutral:

Previously approved reconstruction

+ Pending reconstruction needs

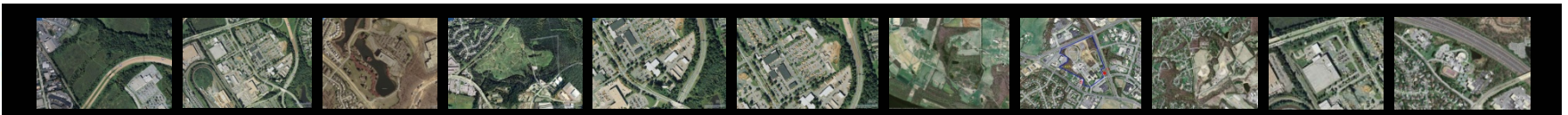
+ Land values

+ Eliminated leases

+ Avoided leases

+ New net tax revenues

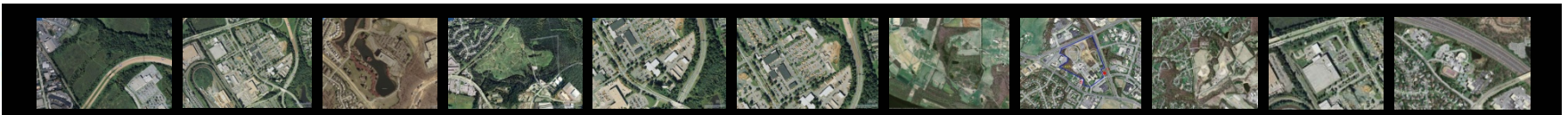
= Costs of new land and facilities





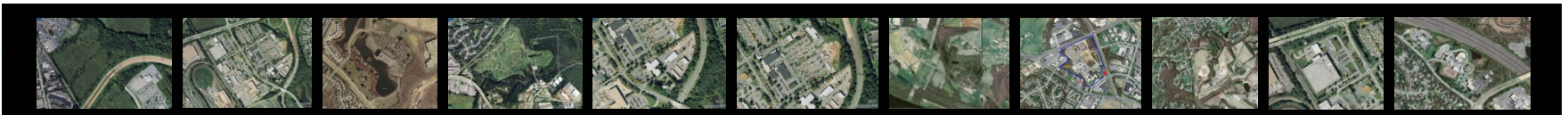
## **We will accomplish...**

- TOD by implementing the Shady Grove Sector Plan -- thousands of new housing units will be created in an Urban Village near the Metro
- Clean up a Brownfields site turning old industrial area into a “Smart Growth” area.
- Create higher paying jobs in a transit oriented bioscience enclave at the Shady Grove Life Sciences Center adjacent to higher education campuses where scientists can live, learn, work, collaborate and enjoy life.
  - Keep our economy competitive -- nationally and internationally
  - Protect prior investment
- Modernize important public facilities such as;
  - the Public Safety Training Academy has severe space limitations and is in need of tens of millions of dollars in improvements;
  - Police headquarters is old, over-crowded and wholly inadequate;
  - the transportation maintenance depot at Shady Grove is too small and needs major renovation, and
  - the liquor warehouse is undersized at its current location
- Reduce the staggering \$22 Million that we spend annually on rent payments
- Create opportunities to protect our agricultural reserve



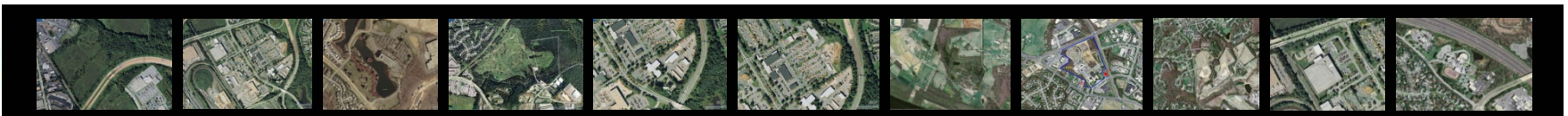
# Why Do We Need to Think and Plan for the Future?

- Population will continue to grow -- need housing and quality jobs and government services
- Costs of services will continue to increase
- Economy needs to be healthy and robust now and in the future



# Where Do County Revenues Come From?

■ Property Taxes	34.5%
■ Income Taxes	33.5%
■ Transfer & Recordation Taxes	3.8%
■ Other taxes	4.7%
■ Charges for service & licenses	1.7%
■ Intergovernmental	14.3%
■ Fines & Miscellaneous	3.1%
■ Net transfers	0.8%
■ Prior Year reserves	3.6%



# What are the Opportunities?

## ➤ Jobs –

Construction related -- design and construction  
Biosciences and supporting

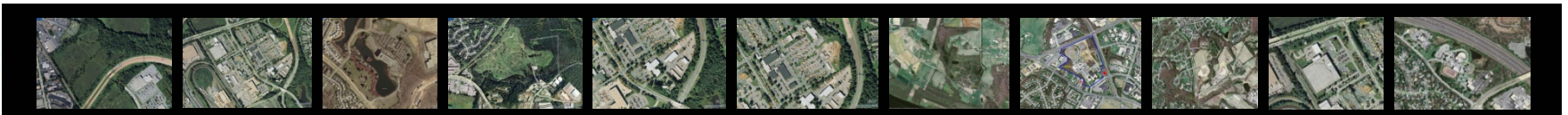
## ➤ Transit Oriented Development –

CSP West

CSP East

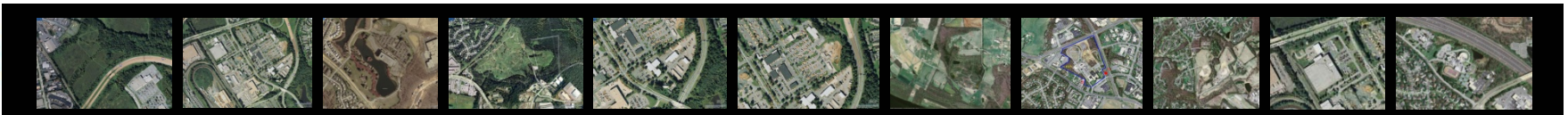
PSTA site

Research Boulevard



# Implements Shady Grove Sector Plan

- Relocation of County Service Park is a major goal of the sector plan to create housing opportunities close to Metro
- Contributes to the preservation of the Agricultural Reserve by using TDRs on the County Service Park





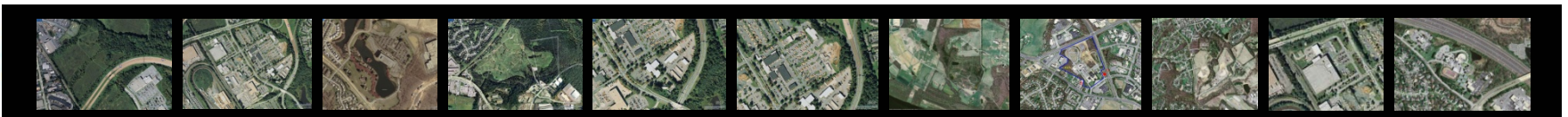
# Vision

*Montgomery County as a leader in Biosciences, Green Technology;  
and Agricultural Goods and Production*

Why is this vision important?

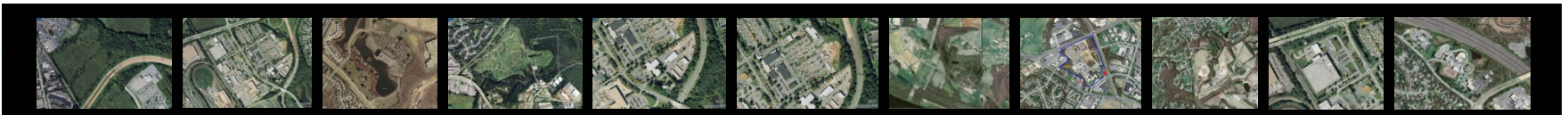
- Economic resilience and sustainability
- Attract and retain scientists
- Create and expand high paying jobs with resulting positive effects
  - Jobs for our Children -- bioscience workers earn a significant wage premium compared with their counterparts in the rest of the private sector. (*Growing the Nation's Bioscience Sector: a Regional Perspective, Battelle, January, 2007*)
  - Other jobs across a broad professional and commercial spectrum
- Educated workforce specific to needs of companies

Montgomery College, University of Maryland at Shady Grove, Johns Hopkins
- Long range economic benefits
  - growing tax base to reduce disproportionate shouldering of burden
- Generation of tax benefits for state will reduce reliance on local government funding
- Protect our investment in Life Sciences



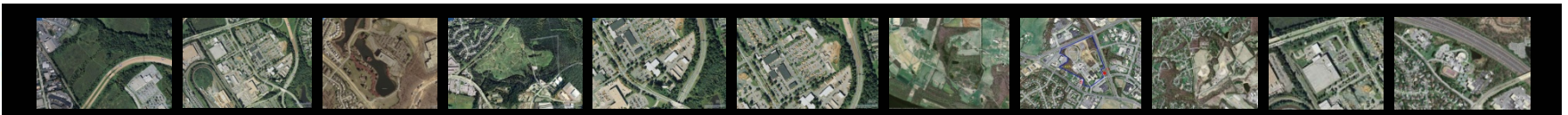
# A place for translational research where...

- Scientists will research, live, shop and socialize
- Discoveries will be made, tested, developed and put to market
- We can develop our workforce through education and placement
- We can “home grow” scientists in a strong and vibrant community
  - K-12 programs for students to interact with scientists and be exposed to leading research
  - Undergraduate – where workforce development begins
  - Graduate – a springboard for researchers
- We can place our homegrown scientists in higher paying jobs with related jobs of all types

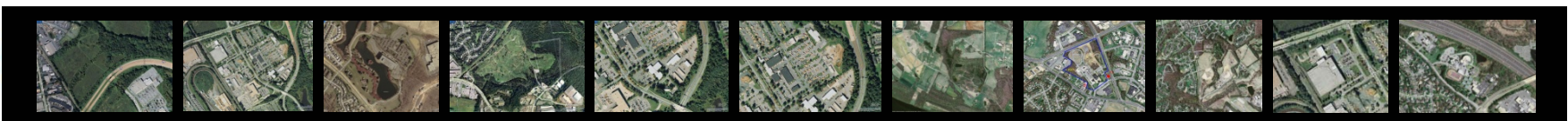


# How?

- Blue Ribbon Biosciences Task Force – shaping a strategic plan for biosciences in the County
- Creating the Biosciences Vision
- Making decisions that are not impediments to growth opportunities in future decades
- Land use as a tool to achieve the vision
  - Vibrant mixture of uses – housing related to jobs,
  - Minimize the impact of cars, and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services.
  - Economic development and transportation investments should reinforce these land use patterns, and the ability to move people and goods by non-automobile alternatives wherever possible.

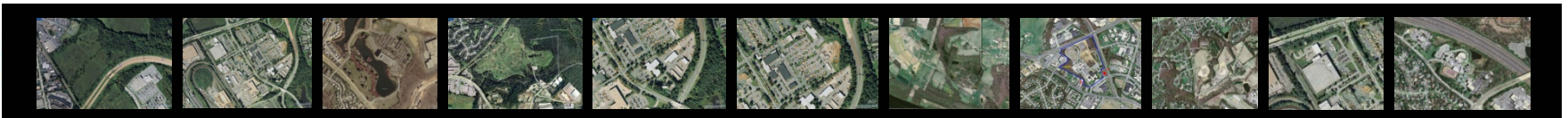
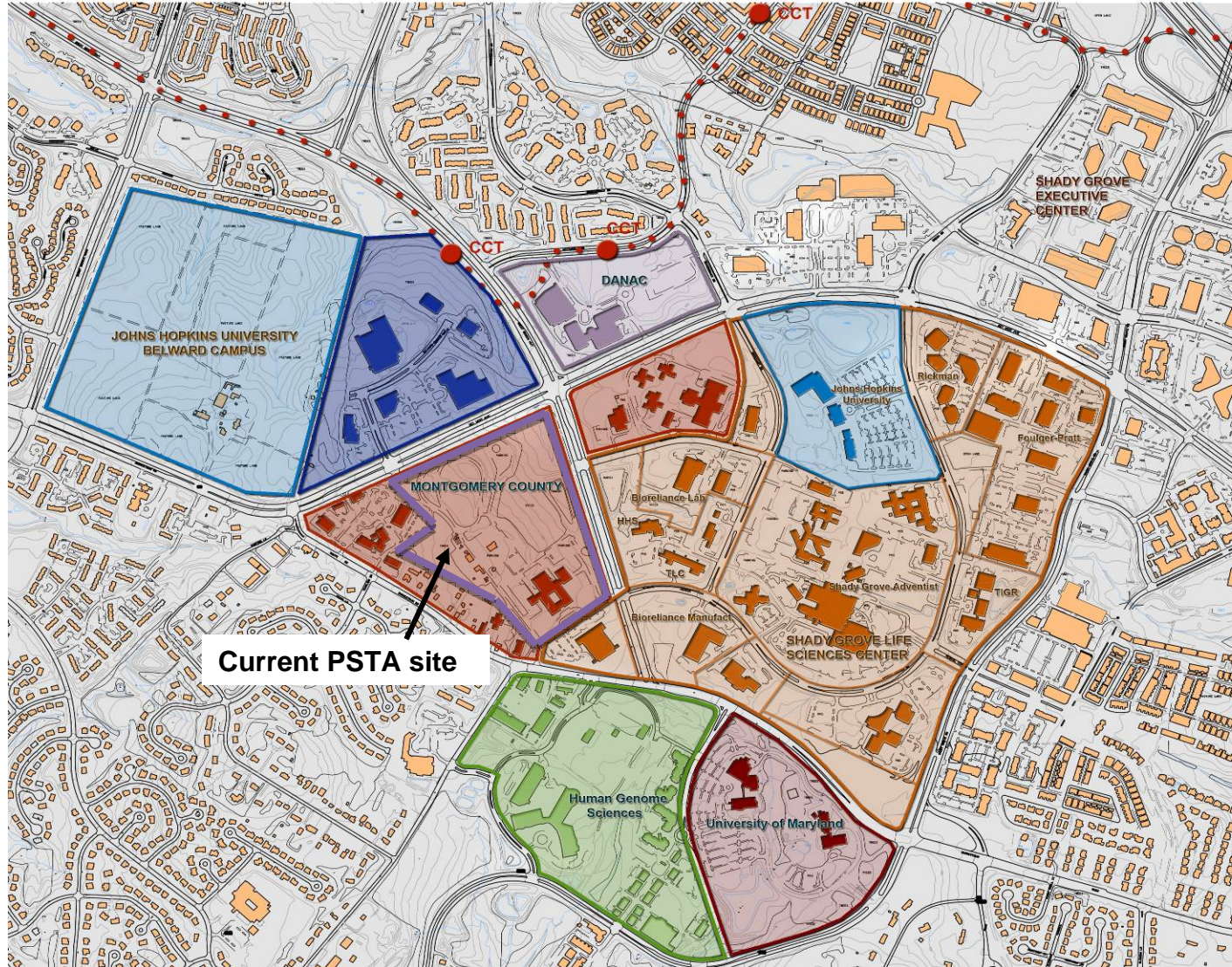


## NIH, FDA & the SGLSC Portal Mobilizing the Region's Applied Science Assets





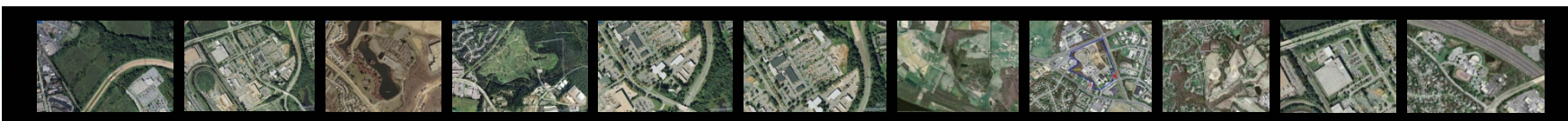
# Bioscience Planning Area



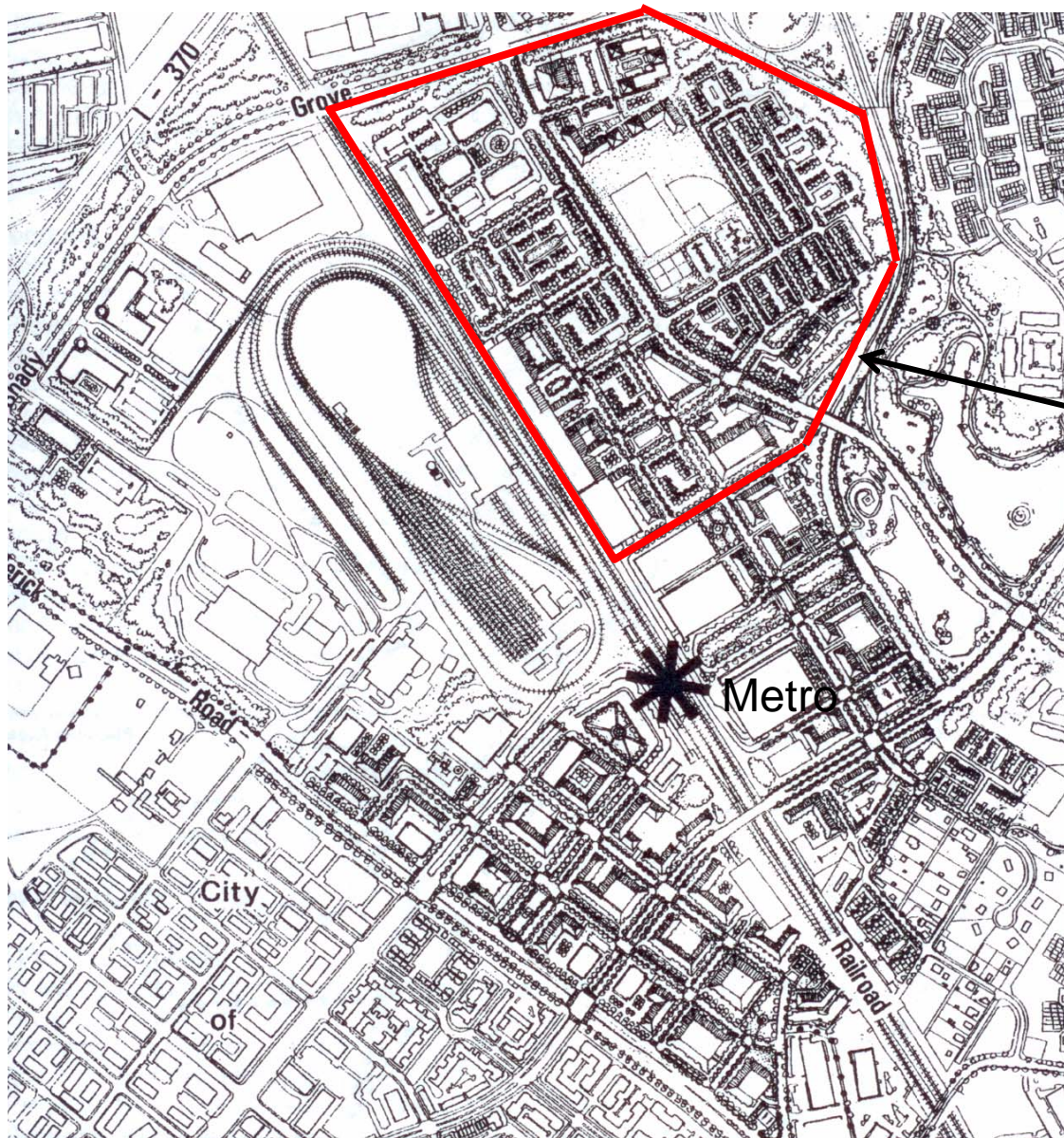




**PSTA Site  
52 acres**





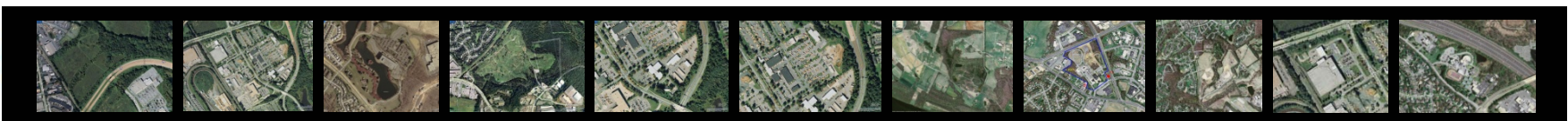


Shady Grove Sector  
Plan – Urban Village  
TOD

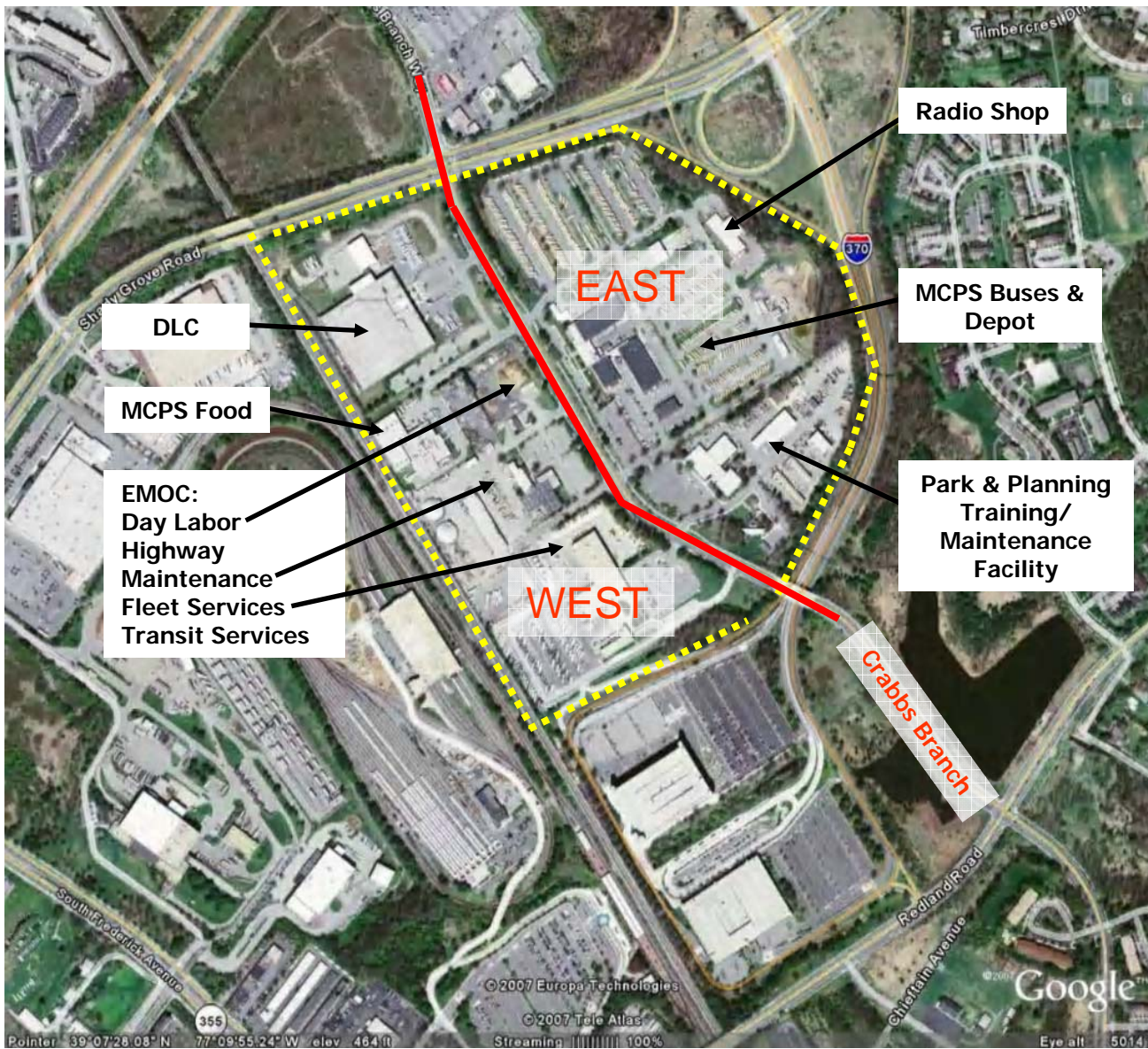
County  
properties

Shady Grove  
Metro Station

Sector Plan  
7.2004





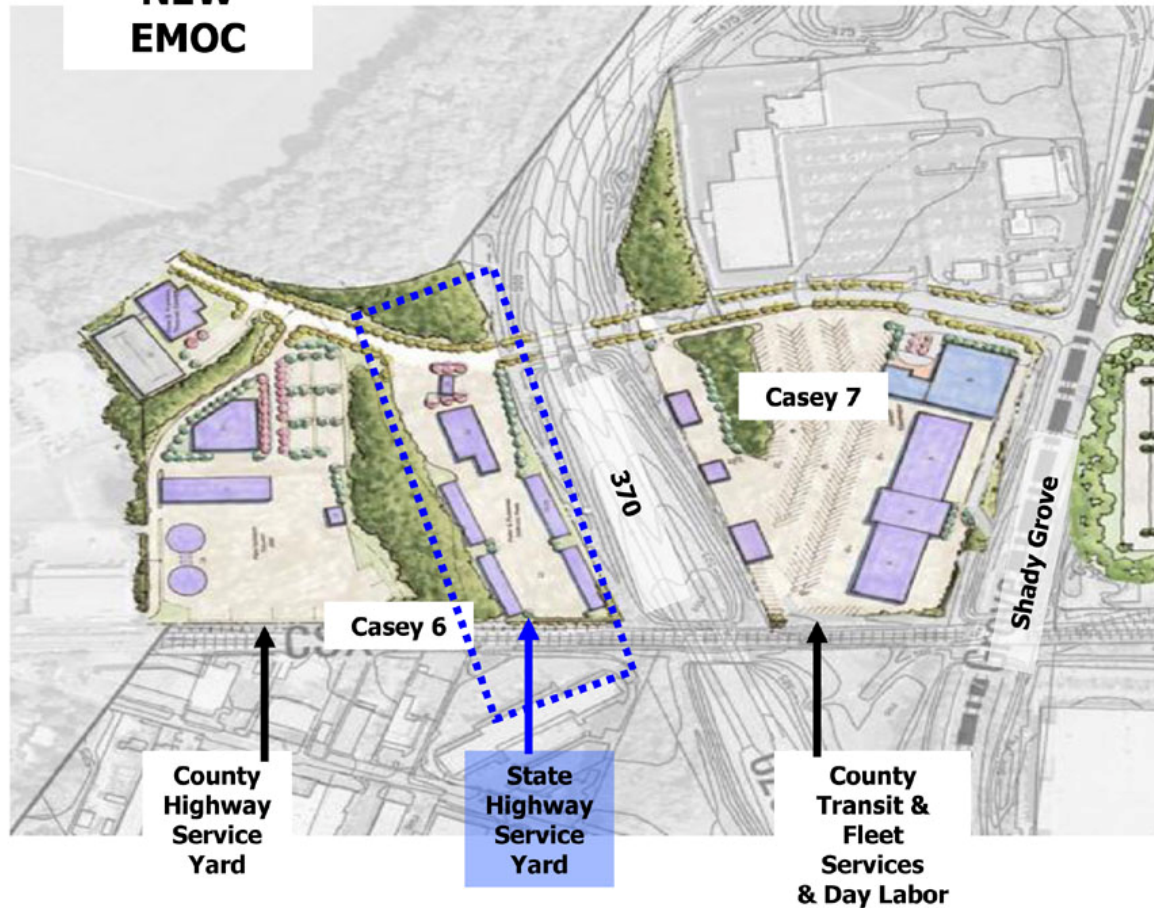


**Crabbs Branch  
Service Park  
92 acres**





**NEW  
EMOC**

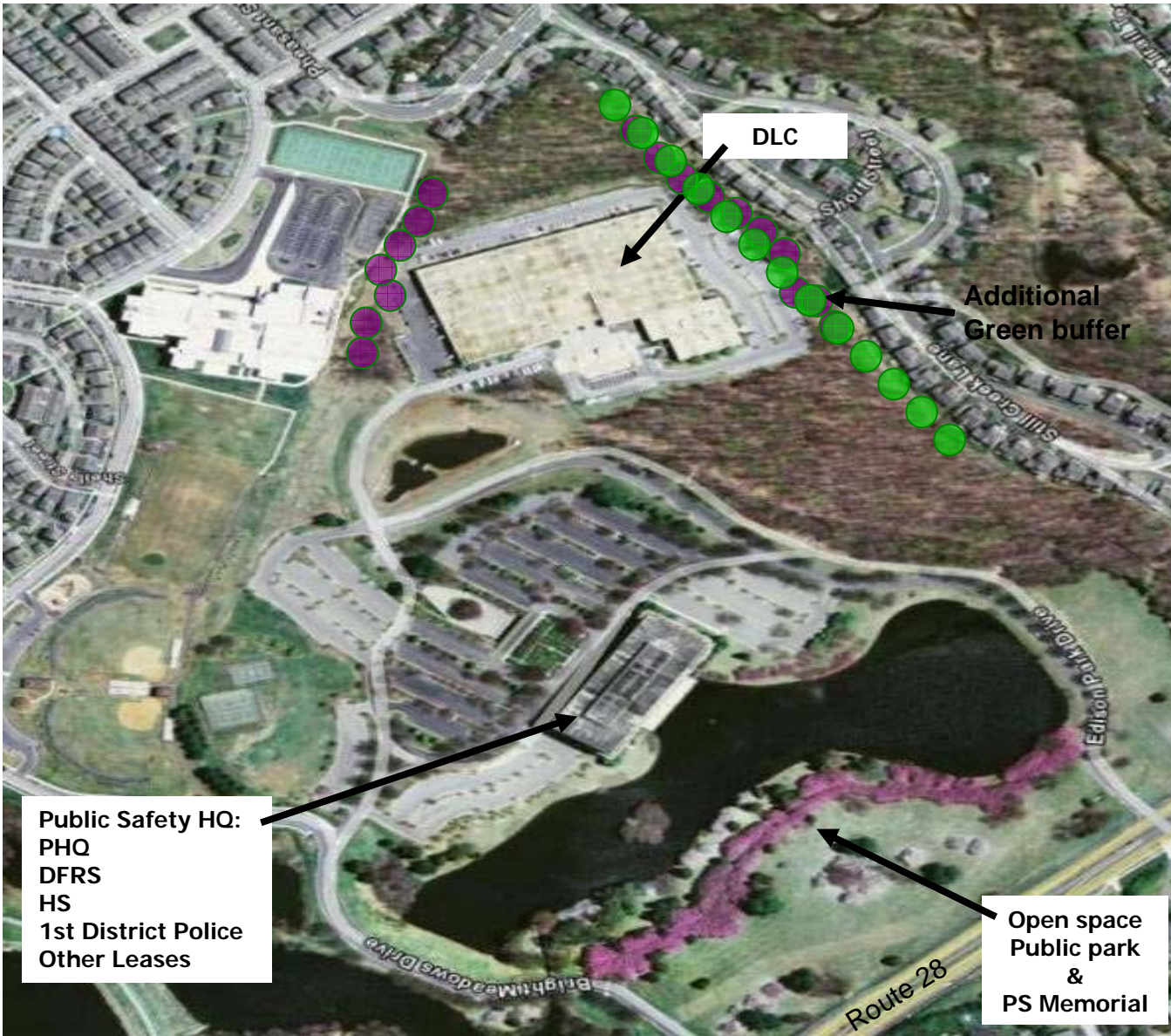


**Casey 6 & 7  
Relocated  
EMOC and  
Highway  
Maintenance**

**Conceptual  
site layout  
only...as  
shown in  
Sector Plan**

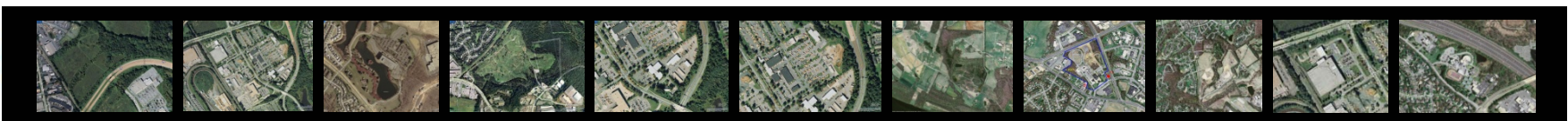






No plans for expansion

**GE Technology Park**  
52 acres & **Finmarc**  
36 acres



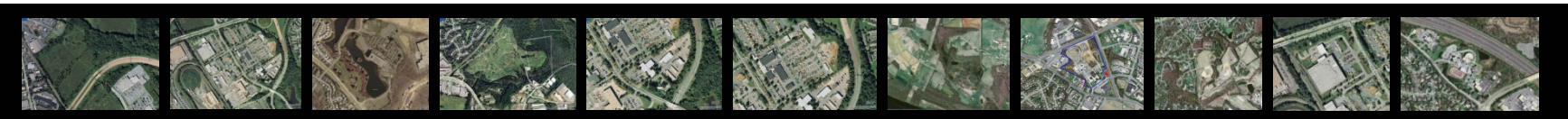




■ Approximately 41 buildable acres to include:

- Buffer area and possible hiking trails to nearby park
- 13 warehouses replaced with a campus including a classroom building, a fire safety training structure and a food distribution warehouse

**Possible  
new PSTA  
conceptual  
site layout**





- **Montgomery County**
- **Building for the Future**
  
- **Thank you.**

